398

Bill Garrett Davidson County
Batch# 90536 DEEDWARR
05/09/2018 02:37:43 PM 2 pgs
Fees: $13.00 Taxes: $1,215.45

20180509-0044607

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0921

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2018

Notary Public
Commission Expires: 11/3/2020

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Caplan 301 Demonbreun Street #807 Nashville, TN 37201	NEW OWNER	093-06-0A-081.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauren Taylor Pickering, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Kaplan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 807 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Pickering, unmarried by Warranty deed from Christopher D. Cockerill and Faith R. Cockerill, husband and wife of record in Instrument No. 20140604-0048627 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014. Being the same property conveyed to Lauren Pickering Harris by Quitclaim deed from Robbie James Harris, III of record in Instrument No. 20160902-0092340 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on September 02, 2016. Being the same property conveyed to Lauren Taylor Pickering by Quitclaim deed from Lauren Pickering Harris nka Lauren Taylor Pickering of record in Instrument No. 20161206-0127702 Register's Office for Davidson County, Tennessee, dated October 06, 2016 and recorded on December 06, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Demonbreun Street #807, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of May, 2018.

Lauren Taylor Pickering

Lauren Taylor Pickering

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Lauren Taylor Pickering

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2018.

Notary Public

My Commission Expires: 5-6-19



(Notary Seal)